

The Port of Benton Commission Meetings are open to the public.

The regular Commission meeting will be available via Zoom, telephone conference call-in line, and in-person. The link to access this broadcast via Zoom and the call-in number to participate via telephone will be made available on the morning of the meeting on the Port of Benton's website at the link below, along with the meeting agenda and minutes from past meetings. Live broadcast information:

[www.portofbenton.com/commission](http://www.portofbenton.com/commission)

For those unable to access the internet, please call 509-375-3060 by 8:00 a.m. on June 18, 2025, to receive call-in details.

All participants will be muted upon entry; when prompted, click 'raise hand' in Zoom or dial star + 9 (\*9) to raise your hand. The host will unmute you to speak in the order in which your hands are raised. Press star + 6 (\*6) when the host calls on you to unmute yourself.

**PORT OF BENTON  
REGULAR COMMISSION MEETING & PUBLIC HEARING  
Agenda  
8:30 a.m., June 18, 2025  
3250 Port of Benton Blvd., Richland, WA 99354**

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. CONSENT AGENDA**

1. Approval of Agenda
2. Approval of Minutes of May 22, 2025, Commission Meeting
3. Approval of Vouchers and Certifications, Including Payroll for the Month of May, Totaling \$1,594,940.63
4. Resolution 25-21, To Void Warrant No. 084740, Which Was Not Issued Due to Printer Issues and Warrant No. 084158, Which Has Been Deemed Lost

**D. PUBLIC COMMENT**

**E. PUBLIC HEARING**

1. Six-Year Transportation Improvement Program for Years 2026-2031

## F. ITEMS OF BUSINESS

1. Resolution 25-22, Approving the Port of Benton's Six-Year Transportation Improvement Program for the Years 2026-2031 Inclusive
2. Welcome and Update from Michelle Hrycauk Nassif, Director, WSU Tri-Cities Cougar Tracks
3. Resolution 25-23, Authorize Executive Director to Award the Richland Airport Apron Reconfiguration Design Services to Century West Engineering, \$181,761.00 – Richland Airport
4. Authorize Executive Director to Award the 2579 Stevens Drive Roof Replacement Project to C&C Construction Services, \$50,518.33 – Richland Business Park
5. Resolution 25-24, Authorizing a Contract for Engineering and Architectural Services for the Pre-Design Assessment of the 2579 Stevens Drive Railroad Building, \$350,859.26 – Richland Business Park

## G. INFORMATION REPORTS

1. Grants Update
2. Waterfront Update
3. Crow Butte Update

## H. COMMISSIONER REPORTS/COMMENTS

1. Workshop Discussion

## I. DIRECTOR REPORTS/COMMENTS

1. Finance Director
2. Port Attorney
3. Executive Director

## J. FOR THE GOOD OF THE ORDER

## K. EXECUTIVE SESSION

## L. ADJOURNMENT

**PORT OF BENTON  
COMMISSION MEETING MINUTES  
May 22, 2025**

**A. CALL TO ORDER:** The regular monthly meeting was called to order at 8:30 a.m. at the Port of Benton Commission Meeting Room, 3250 Port of Benton Blvd., Richland, Washington.

**PRESENT:** Commissioner Scott D. Keller, Commissioner Lori Stevens (attended virtually), Commissioner Roy D. Keck

**PORT STAFF PRESENT:** Diahann Howard, Quentin Wright, Summers Miya, Ron Branine, Brandin Lopez, Audrey Burney, Jeff Lubeck, Cassie Hammond; Julia Mora

**ALSO PRESENT:** John O’Leary, Gravis Law; Ashley Garza; Clif Dyer, Sundance Aviation; Jon Ray, Rest on High; Teresa Hancock; Bill O’Neil; Christy Rasmussen; Aaron DeWitt

**The following attendees attended via remote communications:** Sheri Collins; Angela Saraceno-Lyman; Jorge Celestino; Bryan Bell; Wendy Culverwell, Tri-City Herald

The Commission meeting was noticed as required by RCW 42.30.070.

**B. PLEDGE OF ALLEGIANCE:** Teresa Hancock led those present to recite the Pledge of Allegiance.

**C. CONSENT AGENDA:**

**A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission approving the agenda for the May 22, 2025, Commission meeting, approval of minutes from the April 9, 2025, Commission meeting, and approval of vouchers and certifications, including payroll, for the month of April totaling \$1,355,955.91 and Resolution 25-15, to cancel warrant Nos. 084522 and 084670, which were printed with errors and not issued.**

**D. PUBLIC COMMENT:**

Bill O’Neil, a Richland Airport tenant, introduced himself and stated that he was running for District 1 Commissioner, requesting consideration to postpone the update to the strategic plan, stating he would like to participate in this update, if elected.

Clif Dyer, of Sundance Aviation at Richland Airport, noted that there was a recent issue with flooding at the building he leases at the airport. Dyer explained the timing of the updates to the building’s roof and the rainstorm.

Dyer stated that the building sustained flood damage and asked the Commission to consider extra funding to upgrade the area.

Dyer complimented the Port team for their attention to the matter.

**E. PUBLIC HEARING**

**Commission President Scott Keller opened the public hearing at 8:35 a.m.**

1. For the Purpose of Receiving Public Comment Concerning Declaring Property Excess of the Future Needs of the Port and Advisability of Potential to Sell, Lease, Transfer or Otherwise Exchange Real Property and Improvements Owned by the Port of Benton

Real Estate Manager Audrey Burney stated in accordance with RCW 53.08.090, related to the Comprehensive Plan of Harbor Improvements, that the Commission consider removing 1.5 acres from the Technology & Business Park.

Burney highlighted that the Port has followed proper steps in advertising the public hearing. Burney clarified that the parcel was land only, on which one of the Sigma buildings sits, 3160 9<sup>th</sup> Street. The total selling price is \$447,500, which is the midpoint of two evaluations.

**Commission President Scott Keller closed the public hearing at 8:36 a.m.**

## **F. ITEMS OF BUSINESS**

1. Resolution 25-16, To Surplus Real Property and Amend the Comprehensive Plan of Harbor Improvements – Technology & Business Campus

Real Estate Manager Audrey Burney reviewed the information provided in the public hearing, asking for Commission considering to amend the Comprehensive Plan of Harbor Improvements and to surplus real property.

**A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving Resolution 25-16, to surplus real property and amend the Comprehensive Plan of Improvements in the Technology and Business Campus.**

2. Resolution 25-17, Authorizing the Sale of Real Property – Technology & Business Campus

Real Estate Manager Audrey Burney provided an overview of the real property located at 3190 9<sup>th</sup> Street, Richland, Washington, located in the Technology & Business Campus.

**A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving Resolution 25-17, authorizing the Port of Benton to proceed with the sale of real property located at 3190 9<sup>th</sup> Street, Richland, Washington, located in the Technology & Business Campus.**

3. Butler Loop Mini Storage, LLC – Richland Airport

Port of Benton tenant and owner of Butler Loop Mini Storage, LLC, Aaron DeWitt noted that he was back to follow up from the February Commission meeting, where he presented the concerns about his lease rate.

Extended discussion regarding attempts to re-negotiate the lease at Richland Airport for Butler Loop Mini Storage ensued.

DeWitt provided background that at the February 12, 2025 Commission meeting, the Commission voted to renegotiate the lease at an average of adjacent lease rates.

A verbal agreement was reached at 10 cents/sq. foot, but DeWitt stated that it was subsequently withdrawn due to claims of FAA requirements.

DeWitt pointed out that no FAA approval language was in the formal motion, and sought written proof of this FAA requirement.

Executive Director Diahann Howard explained that the Port must comply with FAA grant assurances regarding fairness and consistency, and the average lease rates put DeWitt's proposal below what is considered acceptable. Existing older contracts with other tenants are far below new market values due to historic rates not being adjusted; the Port aims to stair-step all rates up for fairness.

Howard explained that the FAA does not set explicit lease rates, but requires fair market value across the board and legal counsel and both the State Auditor's Office (SAO) and FAA want to see a consistent, non-differential approach.

DeWitt stated that he is paying significantly (2x-9x) higher rates than adjacent or competitor storage tenants, many of whom have had little to no increases in decades.

The Commissioners deliberated on Port precedent, ethical obligations and the lack of documentary evidence for an FAA-imposed minimum. Several challenged staff to provide the guidelines in writing. The Commission agreed to obtain and review all relevant FAA and SAO correspondence and guidance regarding minimum lease rates and correspondence and guidance regarding minimum lease rates and fairness, particularly as they impact this and other leases. Staff will collect written documentation before any final solution is adopted.

4. Resolution 25-18, Acceptance of Completion of Work, Inland Asphalt Inc. – Port of Benton Blvd. Pavement Replacement Project – Technology & Business Campus

Director of Facilities & Operations Ron Branine explained that this project completed pavement work on Port of Benton Blvd. Branine explained that there were two change orders on this project, but the total cost, including Washington State Sales Tax, came to \$104,710.01.

**A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving Resolution 25-18, Acceptance of Completion of Work, Inland Asphalt Inc. – Port of Benton Blvd. Pavement Replacement Project – Technology & Business Campus, at a total project cost of \$104,710.01.**

5. Resolution 25-19, Acceptance of Completion of Work, Railworks Track Systems, LLC – Saint Street and Airport Way Railroad Crossing Replacement Project (FRAP)

Engineering and Capital Development Manager Brandin Lopez explained that this resolution will wrap up the rail crossing replacement projects at Airport Way, Saint Street and Kingsgate, noting that total cost with Washington State Sales Tax came to \$1,145,830.71.

**A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving Resolution 25-19, acceptance of work, Railworks Track Systems, LLC – Saint Street and Airport Way Crossing Replacement Project (FRAP), at a total project cost of \$1,145,830.71.**

6. Resolution 25-20, Acceptance of Completion of Work, Railworks Track Systems, LLC – 2024 Tie Replacement Project

Engineering and Capital Development Manager Brandin Lopez noted that this grant-funded project was completed a few months ago and was an integral piece of improving the rail. Lopez stated that total project cost with Washington State Sales Tax was \$673,827.07.

**A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving Resolution 25-20, acceptance of completion of work, Railworks Track Systems, LLC – 2024 Tie Replacement Project, at a total project cost of \$673,827.07.**

7. Approval of New Contract with Columbia Sweeping Service, Inc. – Crack Seal and Seal Coat Project – 2579 Stevens Dr., Richland Business Park

Director of Facilities & Operations Ron Branine explained that this contract is for 2579 Stevens Drive pavement, which has not been maintained in ten years. Branine noted that approximately 75% of the project will get completed with this contract.

Branine stated that four bids were received and Columbia Sweeping Service was the lowest bidder. Total project bid was \$160,187.20.

**A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving a new contract with Columbia Sweeping Service, Inc. – Crack Seal and Seal Coat Project – 2579 Stevens Dr., Richland Business Park for \$160,187.20.**

8. Amendment to Contract – HDR Engineering, Inc., - Construction Engineering Assistance – Steptoe/Tapteal Intersection Project

Engineering & Capital Development Manager Brandin Lopez explained that this engineering amendment for HDR Engineering, Inc. is for the Steptoe/Tapteal intersection project and is a cost-sharing adjust as City and railroad requirements increased to \$150,000, with the Port responsible for the first \$100,000.

**A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving an amendment to the contract with HDR Engineering, Inc., Construction Engineering Assistance, Steptoe/Tapteal Intersection Project**

9. Acceptance of Change Order – 1845 Terminal Drive Window Replacement Project, Richland Airport

Airport Manager Quentin Wright explained that there was a minor increase of \$2,830 to finish the window replacements at 1845 Terminal Drive, which will allow the Port to complete the project for the entire building.

**A motion was made by Commissioner Roy Keck, seconded by Commissioner Lori Stevens, and unanimously passed by the Commission, approving the acceptance of a change order for the 1845 window replacement project at Richland Airport for \$2,830.**

10. Proclamation 25-01, Honoring USS Triton Veterans and Dedicating a Commemorative Wall at the USS Triton Sail Park

Public Information Officer Summers Miya read Proclamation 25-01, honoring USS Triton Veterans and Dedicating a Commemorative Wall at the USS Triton Sail Park.

**PORT OF BENTON**  
**OFFICIAL PROCLAMATION – 25-01**  
**HONORING USS TRITON VETERANS AND DEDICATING A**  
**COMMEMORATIVE WALL AT THE USS TRITON SAIL PARK**

**WHEREAS**, USS Triton (SSRN 586) was one of the first nuclear-powered submarines operated by dual nuclear reactors, direct descendants of Hanford reactors; and

**WHEREAS**, in 1960, in a historic first mission, Triton covered 26,723 nautical miles, completely submerged, and generally followed the around-the-world route explorer Ferdinand Magellan had attempted to navigate in 1521; and

**WHEREAS**, Triton completed this top-secret expedition called Operation Sandblast, acquiring valuable data and demonstrating the crew's endurance and the submarine's technical capabilities during the Cold War; and

**WHEREAS**, in May of 1960, President Dwight D. Eisenhower presented Captain Edward L. Beach Jr. with the Legion of Merit and Secretary of the Navy William B. Frank presented Triton's officers and crew with the Presidential Unit Citation; and

**WHEREAS**, Triton stayed in operation until May 1969, and during its years of service, served as a temporary home to 857 chief petty officers, officers and enlisted personnel; and

**WHEREAS**, Triton performed several vital missions, demonstrating the capabilities of the first-generation nuclear-powered submarines and American military and technological dominance during the Cold War; and

**WHEREAS**, the USS Triton Sail Park Commemorative Wall located at 3300 Port of Benton Boulevard in Richland, Washington, stands as a tribute to the dedication and sacrifice of all the individuals who served aboard Triton; and

**WHEREAS**, this wall will serve as a symbol of remembrance and gratitude for the community; and

**NOW, THEREFORE, BE IT PROCLAIMED** that the Port of Benton Commission expresses its sincere and wholehearted appreciation to all USS Triton's officers and crew who served aboard Triton throughout its commissioning and do hereby proclaim June 14, 2025, as a day to celebrate Triton's veterans commemorated on the USS Triton Sail Park wall, and to reflect upon their sacrifices and honor their legacy.

**DATED AND SIGNED** at Richland, Washington, on the 22nd day of May 2025.

**A motion was made by Commissioner Lori Stevens, seconded by Commissioner Roy Keck, and unanimously passed by the Commission, approving Proclamation 25-01, which honors USS Triton Veterans and Dedicates a Commemorative Wall at the USS Triton Sail Park.**

#### **G. INFORMATION REPORTS:**

##### **1. Grants Update**

Executive Director Diahann Howard reviewed the grants report.

Item 5 – Port Infrastructure Development Program, Discussion of project with MARAD, application deadline is September 10.

Item 6 – State Capital Request, \$240,000 capital request, \$3.55 million earmark lost. Currently rescoping for design/engineering work on intermodal projects.

Item 9 – CERB/EDA - \$2.4 million CERB loan awarded for major renovation at 2579 Stevens Drive building. Ongoing pursuit of Benton County Rural County Capital Funds (\$1.5 million) and EDA grant, which is delayed, but will seek for future build-out.

Item 10 – NSF Engine, Application, with Port as supporting administrator, for National Science Foundation “engine” and the dollars are through VERTical partnerships, with a potential for award mid-2026 and alternative interim funding possible.

##### **2. Intermodal Update**

Engineering & Capital Development Manager Brandin Lopez stated that a successful presentation was given to the CERB board.

Lopez noted that he would present a visual summary of the Port’s multimodal connectivity – road, river, rail, air.

Lopez stated that there are currently several active tenants and facilities utilizing rail, including Barnhart, American Rock, Central Washington Corn Processors.

Lopez reviewed current visions for intermodal, depending on available funding.

#### **H. COMMISSIONER REPORTS/COMMENTS**

Commissioner Lori Stevens attended Prosser EDA and Prosser Chamber meetings, all with great updates.

Commissioner Scott D. Keller noted that he attended the WPPA spring meeting, noting that a lot is on hold at the moment. Commissioner Keller noted that he also attended the Washington Airport Managers Association annual meeting, which featured a discussion on the fuel tax on aviation fuel topic. Keller added history on the fuel tax topic, noting that the taxes are meant to go back to the airports throughout the state, which has not been happening, but would help airports tremendously.

Commissioner Roy D. Keck stated that he attended the Energy Communities Alliance (ECA) event in Idaho Falls, where they are developing new modular reactors on site. Keck noted that there was discussion about new nuclear siting and projects, including the permitting process.



Keck added that he attended the WPPA spring meeting, which he felt that other ports are also looking at other sites for future nuclear plants, which confirmed that the Port and VERTical are on the right track and will ultimately produce thousands of jobs.

Keck requested copies of the airport minimum operation standards be shared with all Commissioners.

## **I. DIRECTOR REPORTS/COMMENTS:**

### **1. FINANCE DIRECTOR:**

Director of Finance Jeff Lubeck provided a financial status report as of April 2025.

Lubeck provided a status update of the 2023 audits (financial statement, accountability and single audit), noting that the SAO has completed field work for each audit and will be scheduling an exit conference soon. Lubeck added that no financial adjustments were required for submission.

Lubeck stated that the financial information for the 2024 financial statement submission is on time and will be submitted next week, noting that the complete final package will be submitted in draft form as 2024 cannot be finalized until SAO publishes the 2023 report.

Lubeck provided an update on the HR policy refresh, which was last updated in 2021 and 2022, stating that the updated policy manual will be brought forward for Commission review.

Lubeck provided an overview of current cash balances, noting to expect continued volatility due to timing of large projects, grant expenditures and grant reimbursements.

Lubeck reviewed April cash receipts and disbursements and the current accounts receivable report. Lubeck reviewed the operating expense summary, including providing a visual of the operating budget variance by department through March 31, 2025, showing that actual expenditures are under budget through March 31.

### **2. PORT ATTORNEY:**

Contract Port attorney John O’Leary stated that he will work with staff to assemble the FAA/SAO guidance and minimum standards for lease and compliance discussions, to inform next steps in the Bulter Loop Mini Storage matter and broader tenant policy.

### **3. EXECUTIVE DIRECTOR:**

Executive Director Diahann Howard provided an update on waterfront planning and engineering, which has been contracted with Maul Foster Alongi.

Howard notified the Commission that the State Route 240 railroad crossing replacement project was scheduled for Thursday, May 29, through Monday, June 2, by 6 a.m.

Howard stated that CKJT has is performing a building assessment on 2579 Stevens Drive and the shore power project (barge facility) is in the concept and engineering stage. Howard stated that the Port and Central Washington Corn Processors were involved in ongoing lease negotiations and a new lease may be presented to the Commission in the next 60 days.

Howard stated that the car charge agreement with BN and UP is under legal review and continue to target a July start.

Howard announced that she was appointed to the WPPA legislative committee as chair, beginning in June.

Howard notified the Commission that the Subway sale would close in June and provided updates on several rental and land prospects.

Howard added that upcoming events include the M-84 event in Kalama and the I-90 manufacturing conference.

Howard added that the strategic plan update may be deferred pending Commissions decision.

Howard provided an update on the discovery of unpermitted water lines at Richland Airport hangars.

During a City of Richland inspection in April, unpermitted and unmetered water lines to private airport hangars were found. Additional lines may exist. The Port has notified some of the current tenants and is hiring a company to use ground-penetrating radar to locate all underground lines.

Future inspections may include a “doors up” audit of all hangars, with requested participation from city, county, FAA and Port staff.

The intent is to ensure full compliance with all utility, safety, and regulatory requirements moving forward.

Comments were made related to attempts in 2017 to address utility issues.

Commissioner Scott Keller stated for public record, that in 2017, he notified Roger Wright, the Port’s engineer, of the meter concerns, prior to the purchase of the building and requested his help with the City to rectify the issue. Commissioner Keller added that he has emails to backup these attempts.

#### **J. FOR THE GOOD OF THE ORDER**

There were no comments regarding the Good of the Order schedule of events.

**K. EXECUTIVE SESSION:** An executive session was not called.

**L. ADJOURNMENT:** The meeting was adjourned at 10:12 a.m. with an announcement that the next regular Port of Benton Commission meeting would be held at 8:30 a.m. on Wednesday, June 18, 2025, at the Port of Benton Commission meeting room, 3250 Port of Benton Boulevard, Richland, Washington.

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Roy D. Keck, Commission Secretary

**Port of Benton, Benton County, Washington  
Voucher Certification and Approval  
for the Month of May 2025**

**General Expenses**

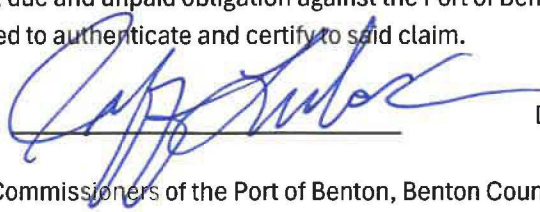
Accounts Payable Warrants #:	84633	-	84785	\$	1,244,954.62
Electronic Payments:				\$	3,018.00
Total General Expenses				\$	<u>1,247,972.62</u>

**Payroll**

Direct Deposit:					
ACH				\$	140,788.01
Electronic Payments:					
IRS Payroll Tax Deposit				\$	47,873.15
Other Payroll Related Payments				\$	158,306.85
Total Payroll				\$	<u>346,968.01</u>
Total General Expenses and Payroll				\$	<u><u>1,594,940.63</u></u>

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the Port of Benton and that I am authorized to authenticate and certify to said claim.

Attest:



Director of Finance/Port Auditor

We, the undersigned Commissioners of the Port of Benton, Benton County, Washington, do hereby certify the following vouchers/warrants have been certified and approved for payment, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

President

Vice President

Secretary

**Port of Benton, Benton County, Washington  
Voucher Certification and Approval  
for the Month of May 2025**

**General Expenses**

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**Total General Expenses and Payroll**

\$ 1,594,940.63

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the Port of Benton and that I am authorized to authenticate and certify to said claim.

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\_\_\_\_\_  
President  
\_\_\_\_\_  
Vice President  
\_\_\_\_\_  
Secretary

**May-25  
Cash Disbursements  
Batch Totals**

\$ 1,244,954.62 May-25  
\$ 1,244,954.62

**Electronic Payments - Other Payment**

\$3,018.00 05/25/2025 WASHINGTON STATE DOR  
\$ -  
\$ 3,018.00

**IRS Payroll Tax Deposit**

\$ 22,603.83 05/09/25 INTERNAL REVENUE SERVICE  
\$ 2,799.94 05/09/25 INTERNAL REVENUE SERVICE  
22,469.38 05/23/25 INTERNAL REVENUE SERVICE  
-  
\$ 47,873.15

1,295,845.77 Warrants, ACH, FedTax

**Payroll Direct Deposit Net Pay**

\$ 63,696.04 05/09/25 PORT OF BENTON EMPLOYEES  
\$ 5,015.46 05/09/25 PORT OF BENTON COMMISSIONERS  
\$ 3,565.66 05/23/25 PORT OF BENTON CAMP HOSTS  
\$ 59,811.13 05/23/25 PORT OF BENTON EMPLOYEES  
\$ 8,699.72 05/02/25 W. WILLIAMS PAYOUT

\$ 140,788.01

**Other Payroll Related Payments**

\$ 2,309.12 05/09/25 NATIONWIDE  
\$ 4,518.10 05/09/25 DRS  
\$ 100.00 05/09/25 WASHINGTON SUPPORT REGISTRY  
\$ 2,113.73 05/23/25 NATIONWIDE  
\$ 21,957.06 05/23/25 DRS  
\$ 100.00 05/23/25 WASHINGTON SUPPORT REGISTRY  
\$ 30,564.58 DRS  
\$ 96,644.26 DRS  
\$ -  
\$ -  
\$ -  
\$ -  
\$ -  
\$ 158,306.85

Date	Payee	Document no.	Amount	Cleared	ACH
5/2/2025	VEN00002--A-L COMPRESSED GASES, INC	84633	55.35	In transit	
5/2/2025	VEN00006--ABADAN, INC	84634	188.40	In transit	
5/2/2025	VEN00029--ARCHIBALD & COMPANY ARCHITECT	84635	250.00	In transit	
5/2/2025	VEN00518--BAKER TILLY US, LLP	84636	16,305.00	In transit	
5/2/2025	VEN00047--BENTON COUNTY TREASURER	84637	42.64	In transit	
5/2/2025	VEN00047--BENTON COUNTY TREASURER	84638	6,919.24	In transit	
5/2/2025	VEN00075--CASCADE NATURAL GAS CORP	84639	15,955.01	In transit	
5/2/2025	VEN00321--CI INFORMATION MANAGEMENT	84640	98.52	In transit	
5/2/2025	VEN00290--CI-PW, LLC (Paradise Bottled Water)	84641	128.13	In transit	
5/2/2025	VEN00700--CLIFTON LARSON ALLEN LLP	84642	9,870.00	In transit	
5/2/2025	VEN00105--CONNELL OIL, INC	84643	1,758.36	In transit	
5/2/2025	VEN00639--CWW LLC (COLUMBIA RAIL)	84644	1,739.20	In transit	
5/2/2025	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	84645	1,266.36	In transit	
5/2/2025	VEN00147--ECOMODUS, LLC	84646	7,444.67	In transit	
5/2/2025	VEN00166--FERGUSON ENTERPRISES, INC.	84647	116.14	In transit	
5/2/2025	VEN00616--FIBER MARKETING INTERNATIONAL,	84648	1,921.12	In transit	
5/2/2025	VEN00419--GRAINGER	84649	1,563.23	In transit	
5/2/2025	VEN00601--GRAVIS LAW PLLC	84650	17,762.50	In transit	
5/2/2025	VEN00200--HDR ENGINEERING, INC	84651	6,394.03	In transit	
5/2/2025	VEN00214--IRRIGATION SPECIALISTS, INC	84652	789.70	In transit	
5/2/2025	VEN00765--JOHN'S AUTO MART LLC	84653	35,305.12	In transit	
5/2/2025	VEN00672--KPFF, INC.	84654	11,523.75	In transit	
5/2/2025	VEN00236--LES SCHWAB TIRE CENTER STEVEN	84655	391.25	In transit	
5/2/2025	VEN00527--PAINTMASTER SERVICES	84656	11,383.11	In transit	
5/2/2025	VEN00297--PERSONAL TOUCH CLEANING, INC.	84657	42,885.46	In transit	
5/2/2025	VEN00306--PROMINENCE PUBLIC RELATIONS	84658	2,870.00	In transit	
5/2/2025	VEN00295--PROSSER ECON DEV ASSOCIATION	84659	12,500.00	In transit	
5/2/2025	VEN00317--RAILWORKS TRACK SYSTEMS	84660	335,294.35	In transit	
5/2/2025	VEN00697--REACH FOUNDATION	84661	2,500.00	In transit	
5/2/2025	VEN00330--ROSS JAMES PHOTOGRAPHY	84662	388.05	In transit	
5/2/2025	VEN00352--SMARSH, INC.	84663	18.35	In transit	
5/2/2025	VEN00766--SPRINGFIELD EARTHWORKS LLC	84664	29,327.26	In transit	
5/2/2025	VEN00399--TRIDEC, INC.	84665	10,000.00	In transit	
5/2/2025	VEN00570--VITAL RECORDS CONTROL	84666	557.32	In transit	
5/2/2025	VEN00763--WESTERN STATES EQUIPMENT COM	84667	3,321.32	In transit	
5/2/2025	VEN00483--YARDI SYSTEMS, INC.	84668	30,893.61	In transit	
5/2/2025	10041--Burney, Audrey	84669	416.68	In transit	
5/13/2025	VEN00034--AMERICAN TREE TRIMMERS, LLC	84671	16,754.44	In transit	
5/13/2025	VEN00038--BANNER BANK - Credit Card	84672	17,234.68	In transit	
5/13/2025	VEN00044--BENTON PUD	84673	3,251.59	In transit	
5/13/2025	VEN00053--BENTON RURAL ELEC ASSOCIATION	84674	627.19	In transit	
5/13/2025	VEN00059--BENTON-FRANKLIN HEALTH DEPT	84675	30.00	In transit	
5/13/2025	VEN00468--CASCADE FIRE PROTECTION CO.	84676	1,030.00	In transit	
5/13/2025	VEN00075--CASCADE NATURAL GAS CORP	84677	662.41	In transit	
5/13/2025	VEN00290--CI-PW, LLC (Paradise Bottled Water)	84678	115.10	In transit	
5/13/2025	VEN00052--CITY OF BENTON CITY	84679	294.24	In transit	
5/13/2025	VEN00071--CITY OF PROSSER	84680	6,960.24	In transit	
5/13/2025	VEN00089--CITY OF RICHLAND	84681	32,005.54	In transit	
5/13/2025	VEN00077--COLUMBIA BASIN IT	84682	3,232.72	In transit	
5/13/2025	VEN00105--CONNELL OIL, INC	84683	2,254.52	In transit	

5/13/2025	VEN00706--CONSTRUCTION AHEAD INC	84684	5,037.70	In transit
5/13/2025	VEN00143--DSD BUSINESS SYSTEMS	84685	317.97	In transit
5/13/2025	VEN00547--HB PAINTERS, INC.	84686	2,744.68	In transit
5/13/2025	VEN00729--HIGH FIVE MOTORSPORTS LLC	84687	2,244.75	In transit
5/13/2025	VEN00229--KELLEY'S TELE-COMMUNICATION, IN	84688	149.72	In transit
5/13/2025	VEN00510--LIFESECURE INSURANCE COMPANY	84689	573.36	In transit
5/13/2025	VEN00245--LUKE'S CARPET	84690	3,820.57	In transit
5/13/2025	VEN00258--MOON SECURITY SERVICES, INC	84691	36,564.60	In transit
5/13/2025	VEN00261--MP CONSTRUCTION, INC.	84692	5,727.40	In transit
5/13/2025	VEN00262--MR. ROOTER PLUMBING	84693	3,800.85	In transit
5/13/2025	VEN00288--PALMER ROOFING COMPANY	84694	3,840.37	In transit
5/13/2025	VEN00297--PERSONAL TOUCH CLEANING, INC.	84695	35,700.72	In transit
5/13/2025	VEN00299--PHASE 2 ELECTRIC, INC.	84696	3,797.47	In transit
5/13/2025	VEN00305--POCKETINET COMMUNICATIONS, IN	84697	255.00	In transit
5/13/2025	VEN00326--RGW ENTERPRISES P.C. INC	84698	13,275.00	In transit
5/13/2025	VEN00334--SANITARY DISPOSAL, INC.	84699	1,849.26	In transit
5/13/2025	VEN00636--SENSKE LAWN & TREE CARE LLC	84700	1,967.48	In transit
5/13/2025	VEN00385--THE HOME DEPOT CRC/GECF	84701	2,352.10	In transit
5/13/2025	VEN00762--TK ELEVATOR CORPORATION	84702	869.60	In transit
5/13/2025	VEN00394--TREASURE VALLEY COFFEE	84703	179.12	In transit
5/13/2025	VEN00377--TRI-CITY AREA JOURNAL OF BUSINE	84704	1,350.00	In transit
5/13/2025	VEN00298--TRI-CITY COMPUTER CONSULTING L	84705	1,902.25	In transit
5/13/2025	VEN00402--UNDERGROUND CREATIVE, LLC	84706	2,050.00	In transit
5/13/2025	VEN00414--VERIZON	84707	1,863.51	In transit
5/13/2025	VEN00746--VERIZON CONNECT FLEET USA LLC	84708	601.38	In transit
5/13/2025	VEN00449--ZIPLY FIBER	84709	123.75	In transit
5/13/2025	VEN00449--ZIPLY FIBER	84710	101.93	In transit
5/13/2025	VEN00449--ZIPLY FIBER	84711	561.45	In transit
5/13/2025	VEN00449--ZIPLY FIBER	84712	251.97	In transit
5/13/2025	VEN00449--ZIPLY FIBER	84713	697.40	In transit
5/13/2025	10040--Saraceno Lyman, Angela	84714	328.36	In transit
5/13/2025	10007--Keck, Roy	84715	7,936.81	In transit
5/13/2025	10037--Keller, Scott	84716	56.00	In transit
5/26/2025	VEN00637--360 AUTOMOTIVE & REPAIR	84717	1,395.22	In transit
5/26/2025	VEN00674--509 CONSTRUCTION	84718	256.25	In transit
5/26/2025	VEN00012--AFLAC	84719	1,083.72	In transit
5/26/2025	VEN00004--AMERICAN ASSOCIATION OF PORT /	84720	15,124.00	In transit
5/26/2025	VEN00036--B AND B TRAILERS	84721	133.16	In transit
5/26/2025	VEN00044--BENTON PUD	84722	3,372.40	In transit
5/26/2025	VEN00551--CASCADE SIGN & FABRICATION	84723	1,632.67	In transit
5/26/2025	VEN00083--CENTURYLINK	84724	287.04	In transit
5/26/2025	VEN00642--CLEAN HARBORS GOVERNEMENTAL	84725	549.12	In transit
5/26/2025	VEN00102--COLUMBIA BASIN PAPER & SUPPLY	84726	211.96	In transit
5/26/2025	VEN00107--COOK'S ACE HARDWARE	84727	229.58	In transit
5/26/2025	VEN00639--CWW LLC (COLUMBIA RAIL)	84728	48,500.00	In transit
5/26/2025	VEN00136--DIGITAL IMAGE TRI-CITIES, INC.	84729	810.70	In transit
5/26/2025	VEN00149--EFC EQUIPMENT FEED PET SUPPLY	84730	39.00	In transit
5/26/2025	VEN00591--ENERGY COMMUNITIES ALLIANCE, I	84731	1,500.00	In transit
5/26/2025	VEN00166--FERGUSON ENTERPRISES, INC.	84732	3,273.23	In transit
5/26/2025	VEN00616--FIBER MARKETING INTERNATIONAL,	84733	347.67	In transit
5/26/2025	VEN00009--GEO WAY ACE HARDWARE	84734	992.09	In transit



5/26/2025	VEN00540--GLACIER SUPPLY GROUP, LLC	84735	657.42	In transit
5/26/2025	VEN00588--IC CONSULTING CORPORATION	84736	12,330.00	In transit
5/26/2025	VEN00214--IRRIGATION SPECIALISTS, INC	84737	93.69	In transit
5/26/2025	VEN00222--JOHN DEERE FINANCIAL (RDO EQUIP)	84738	48.51	In transit
5/26/2025	VEN00223--JOHNSTONE SUPPLY	84739	125.66	In transit
5/26/2025	VEN00231--KENNEWICK INDUSTRIAL & ELECTRIC	84740	4,508.79	In transit
5/26/2025	VEN00291--KENNEWICK RANCH AND HOME	84741	195.83	In transit
5/26/2025	VEN00644--LEAF	84742	273.82	In transit
5/26/2025	VEN00380--MCCLATCHY COMPANY	84743	151.00	In transit
5/26/2025	VEN00261--MP CONSTRUCTION, INC.	84744	4,550.18	In transit
5/26/2025	VEN00303--PACIFIC NW WATERWAYS ASSOC.	84745	470.00	In transit
5/26/2025	VEN00527--PAINTMASTER SERVICES	84746	455.00	In transit
5/26/2025	VEN00310--PROSSER CHAMBER OF COMMERCE	84747	1,180.00	In transit
5/26/2025	VEN00307--PROSSER RENTALS, LLC	84748	65.22	In transit
5/26/2025	VEN00315--PURCHASE POWER	84749	200.00	In transit
5/26/2025	VEN00337--SCALES NW LLC	84750	707.20	In transit
5/26/2025	VEN00636--SENSKE LAWN & TREE CARE LLC	84751	62,654.71	In transit
5/26/2025	VEN00696--TACOMA SCREW PRODUCTS INC	84752	67.11	In transit
5/26/2025	VEN00709--TERESA HANCOCK	84753	3,280.00	In transit
5/26/2025	VEN00399--TRIDEC, INC.	84754	2,500.00	In transit
5/26/2025	VEN00411--VALLEY PIPE CO.	84755	73.47	In transit
5/26/2025	VEN00532--VIC'S AUTO PARTS & SUPPLY	84756	27.16	In transit
5/26/2025	VEN00358--WASHINGTON STATE AUDITOR'S OFFICE	84757	31,645.25	In transit
5/26/2025	VEN00436--WILBUR-ELLIS COMPANY	84758	4,500.34	In transit
5/26/2025	VEN00449--ZIPLY FIBER	84759	121.91	In transit
5/26/2025	VEN00449--ZIPLY FIBER	84760	419.63	In transit
5/26/2025	VEN00449--ZIPLY FIBER	84761	153.66	In transit
5/30/2025	VEN00006--ABADAN, INC	84762	345.32	In transit
5/30/2025	VEN00469--CENTURY WEST ENGINEERING CORP	84763	275.22	In transit
5/30/2025	VEN00321--CI INFORMATION MANAGEMENT	84764	49.26	In transit
5/30/2025	VEN00290--CI-PW, LLC (Paradise Bottled Water)	84765	19.54	In transit
5/30/2025	VEN00700--CLIFTON LARSON ALLEN LLP	84766	22,483.92	In transit
5/30/2025	VEN00105--CONNELL OIL, INC	84767	1,988.76	In transit
5/30/2025	VEN00601--GRAVIS LAW PLLC	84768	34,092.50	In transit
5/30/2025	VEN00200--HDR ENGINEERING, INC	84769	11,328.48	In transit
5/30/2025	VEN00492--INLAND ASPHALT COMPANY	84770	95,077.71	In transit
5/30/2025	VEN00609--IRON HORSE VAC, LLC	84771	1,449.62	In transit
5/30/2025	VEN00231--KENNEWICK INDUSTRIAL & ELECTRIC	84772	3,014.99	In transit
5/30/2025	VEN00258--MOON SECURITY SERVICES, INC	84773	4,420.08	In transit
5/30/2025	VEN00690--PATRIOT PAINTING LLC	84774	5,932.85	In transit
5/30/2025	VEN00770--PORT OF BENTON ECONOMIC DEVELOPMENT	84775	500.00	In transit
5/30/2025	VEN00306--PROMINENCE PUBLIC RELATIONS	84776	2,870.00	In transit
5/30/2025	VEN00352--SMARSH, INC.	84777	27.52	In transit
5/30/2025	VEN00622--TOTAL ENERGY MANAGEMENT & HVAC	84778	1,595.00	In transit
5/30/2025	VEN00570--VITAL RECORDS CONTROL	84779	522.42	In transit
5/30/2025	10038--Hammond, Cassaundra	84780	1,701.69	In transit
5/30/2025	10036--Scaroni, Christopher	84781	959.62	In transit
5/30/2025	10045--Celestino Barragan, Jorge	84782	318.45	In transit
5/30/2025	10026--Stevens, Lori	84783	52.50	In transit
5/30/2025	10037--Keller, Scott	84784	1,349.90	In transit
5/30/2025	10013--Williams, Wallace	84785	406.26	In transit

5/26/2025	VEN00239--WASHINTGON STATE DEPT OF REVE	04/25 B&O	In transit	3,018.00
5/9/2025	VEN00425--WASHINGTON STATE SUPPORT REG	050925DSHS	In transit	100.00
5/23/2025	VEN00425--WASHINGTON STATE SUPPORT REG	052325DSHS	In transit	100.00
5/9/2025	VEN00215--INTERNAL REVENUE SERVICE	50925FT BW	In transit	22,603.83
5/23/2025	VEN00215--INTERNAL REVENUE SERVICE	50925FT CO	In transit	2,799.94
5/23/2025	VEN00215--INTERNAL REVENUE SERVICE	52325FT BW	In transit	22,469.38
5/9/2025	VEN00122--DEPT OF RETIREMENT SYSTEMS	DCP5092025	In transit	4,518.10
5/23/2025	VEN00122--DEPT OF RETIREMENT SYSTEMS	DRS5232025	In transit	21,957.06
5/9/2025	VEN00268--NATIONWIDE RETIREMENT SOLUTIC	NW05092025	In transit	2,309.12
5/23/2025	VEN00268--NATIONWIDE RETIREMENT SOLUTIC	NW05232025	In transit	2,113.73
5/19/2025	VEN00122--DEPT OF RETIREMENT SYSTEMS	PERS051925	In transit	30,564.58
5/22/2025	VEN00122--DEPT OF RETIREMENT SYSTEMS	PERS052225	In transit	96,644.26
5/29/2025	VEN00231--KENNEWICK INDUSTRIAL & ELECTRI	Voided - 084740	In transit	-4,508.79
				<b>1,244,954.62</b>
				<b>209,198.00</b>



**RESOLUTION 25-21**  
**A RESOLUTION OF THE PORT OF BENTON, WASHINGTON**  
**TO CANCEL A WARRANT**

**WHEREAS**, General Expense Fund Warrant No. 084740, warrant number issued in error due to printer issues, and Warrant No. 084158, in the amount of \$240, issued to PocketiNet, this warrant has been deemed lost in the mail, and

**WHEREAS**, said warrants are hereby considered to be canceled, and the Port Commission wishes to remove these warrants from the active accounting records, and

**NOW THEREFORE**, the Port Commission hereby resolves to cancel Warrant No. 084740 and Warrant No. 084158.

**DATED AND SIGNED** at Richland, Washington, June 18, 2025.

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Scott D. Keller, President

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Lori Stevens, Vice President

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Roy D. Keck, Secretary

**RESOLUTION 25-22**  
**A RESOLUTION OF THE PORT OF BENTON, WASHINGTON,**  
**TO APPROVE THE SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM**  
**FOR THE PORT OF BENTON**  
**FOR THE YEARS 2026-2031 INCLUSIVE**

**WHEREAS**, pursuant to the requirement of RCW 35.77.010, the Port of Benton, Benton County, Washington prepared a six-year transportation improvement program for the ensuing calendar years of 2026-2031 inclusive, and

**NOW THEREFORE**, the Commissioners of the Port of Benton, Benton County, Washington, do resolve that the six-year transportation improvement program, set forth as Exhibit A, and attached hereto, and by this reference incorporated herein, is hereby adopted as the SIX-YEAR TRANSPORTATION IMPROVEMENT PROGRAM for the six years of 2026-2031, inclusive.

**DATED** and signed at Richland, Washington, this 18<sup>th</sup> day of June, 2025.

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Scott D. Keller, President

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Lori Stevens, Vice President

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Roy D. Keck, Secretary

**RESOLUTION 25-23**  
**A RESOLUTION OF THE PORT OF BENTON TO AWARD THE RICHLAND**  
**AIRPORT APRON RECONFIGURATION DESIGN SERVICES**

**WHEREAS,** Port staff, along with the Port's Airport Consultants, have investigated grant funding and opportunities for improvement of the Richland Airport, and

**WHEREAS,** FAA has made available a grant through the Infrastructure Investment and Jobs Act (IIJA) via Airport Infrastructure Grant (AIG) Project No. 3-53-0056-041-2025, and

**WHEREAS,** the Port Commission authorized acceptance of the Grant from the FAA, and

**WHEREAS,** Century West Engineering is the Port's pre-selected Airport Engineering firm as selected previously through an RFQ process approved by the Port Commission,

**NOW THEREFORE,** the Port Commission hereby resolves to accept the AIG grant from the FAA and authorize the Port's Executive Director or her designee to award the Richland Airport Apron Reconfiguration Design Services to Century West Engineering in the amount of \$181,761.00.

**DATED AND SIGNED** at Richland, Washington on this 18<sup>th</sup> day of June 2025.

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Scott D. Keller, President

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Lori Stevens, Vice President

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Roy D. Keck, Secretary

## **RESOLUTION 25-24**

### **A RESOLUTION OF THE PORT OF BENTON AUTHORIZING A CONTRACT FOR ENGINEERING AND ARCHITECTURAL SERVICES FOR THE PRE-DESIGN ASSESSMENT OF THE 2579 STEVENS DRIVE RAILROAD BUILDING**

**WHEREAS**, On October 16, 2024, the Port Commission approved Resolution 24-35 authorizing staff to seek funding from the Community Economic Revitalization Board (CERB) for improvements to the 2579 Stevens Drive building, including project phasing and identification of additional funding opportunities; and

**WHEREAS**, as part of a Phase One approach, which includes a comprehensive building and site assessment to determine construction scope and priorities, the Port issued a Request for Qualifications (RFQ) for engineering and architectural services for the Pre-Design Assessment of the 2579 Stevens Drive Railroad Building, and received five proposals; and

**WHEREAS**, after reviewing qualifications, CKJT Architects was selected based on their qualifications and relevant experience with similar industrial facilities; and

**WHEREAS**, CKJT Architects submitted a proposal for professional services, including engineering assessments, interior layout and space planning, code compliance review, concept design drawings, utility feasibility analysis, cost estimating, and construction priority phasing, for a total base bid of \$301,036; and

**WHEREAS**, CKJT Architects also proposed three alternates totaling \$49,823.63, which include compliance with the Washington Clean Buildings Act, a Tier 1 structural seismic assessment, and site surveying, bringing the total proposed cost including alternates to \$350,859.26;

**WHEREAS**, the proposal will be funded through a combination of CERB, Benton County .09 funds, and Port capital contributions; and

#### **NOW, THEREFORE, BE IT RESOLVED BY THE PORT OF BENTON AS FOLLOWS:**

1. The Port of Benton hereby approves a contract with CKJT Architects for engineering and architectural services related to the Pre-Design Assessment of the 2579 Stevens Drive Railroad Building, in an amount not to exceed \$350,859.26. This total includes the base bid and proposed alternates.
2. The contract with CKJT Architects shall be executed by the Ports Executive Director.

**THIS RESOLUTION OF THE PORT OF BENTON ADOPTED** by the Commission at its regular meeting held this 18<sup>th</sup> day of June, 2025

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Scott D. Keller, President

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Lori Stevens, Vice President

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Roy D. Keck, Secretary

	<b>Project</b>	<b>Description</b>	<b>Grants Pursued/Received</b>	<b>Comments</b>
<b>1</b>	National Highway Freight Program (WSDOT portion)	SR 240 rail signal and crossing reconstruction. WSDOT plans to widen SR 240 from the bypass highway to Hagen.	WSDOT - \$865,000      POB \$135,000	<b>Construction is complete and the signal is functioning well. Just completing grant funding documentation.</b>
<b>2</b>	Better Utilizing Investment to Leverage Development (BUILD formerly RAISE)	White Bluffs Southern Connection Rail	Federal - \$8 million POB - \$2 million	RAISE January 2025 awarded \$9.5 million, still pending federal holds.
<b>3</b>	Port Infrastructure Development Program (PIDP)	Intermodal Project	Federal-\$5-10M POB-20% match	<b>Determination POB does not quality, item to be removed.</b>
<b>4</b>	State Capital Request	Phase 1 intermodal rail yard	\$6 - \$10 million	Request to support federal grant applications and initial phase 1 of intermodal rail yard; \$240,000 awarded, contracting has begun – Revised Scope to be submitted June 2025.

5	Congressional Directed Spending Requests	Port of Benton White Bluffs Rail Project Modernization and Intermodal Facility.	\$5 million	New request submitted to all congressional offices for 2026. <b>Cantwell CDS \$4,826,000 has advanced.</b>
6	Port Electrification	Intermodal Facilities	\$2.7 million, 10% match \$300,000 - POB	\$2.7 million awarded, contracting underway.
7	CERB/EDA-updated	2579 offices and update remodel (RBP)	<b>\$2.4 million – CERB loan secured</b> \$1.5 million - POB <b>\$1.7 million- BC</b>	Submitted to CERB, May 15 2025 presentation, <b>loan secured</b>  <b>BC RCCF .09 grant request submitted presentation scheduled July 24th</b>  EDA application on hold for future phase
8	NSF Engine	Support acceleration of the nuclear supply chain, local companies, workforce and entrepreneurship	\$160 million NSF Engine Grant over 10 years Year 1-2 - \$15 million  POB in-kind support – leveraging existing facilities 3100 and 3110 to possibly be the start of the Nuclear Innovation Center.	Vertical asked to act as PI for submission, and partnered with the state of Washington, CTA, WSU, PNNL, INL, and INEC. Project submitted April 15, NSF proceeding with reviews, notice of virtual site visit anticipated week of July 7

Airports				
	Project	Description	Grants Pursued/Received	Comments
9	FAA Airport Funds - Prosser Airport	Runway and Apron Crack and Fog Seal and Airport Lighting	FAA NPE - \$200,000 FAA DI - \$1,300,000 Awarded FAA Grant amount 2023 - \$245,000 (Design Work)	FAA funding delayed. <b>Latest update, funding this year or next.</b>
10	Infrastructure Investment and Jobs Act - Grant Funds (Now Bipartisan Infrastructure Law BIL funds) - <b>Richland Airport</b>	Main Apron Reconfiguration - Design/Environmental 2025/26	BIL Funds - \$833,000	<b>Grant Awarded. Design work underway.</b>
11	FAA Airport Funds – <b>Richland Airport</b>	Wildlife fencing around the airport. Complete fencing around the entire airport	FAA NPE - \$205,000	Approved
12	FAA Airport Funds – <b>Prosser Airport</b>	Construct Heliport/Helipad with service road – design	FAA NPE - \$155,000	Approved

## For the Good of the Order – June 2025

Date	What	Where	When	Who
June 18	Port of Benton Commission Meeting	3250 Port of Benton Blvd., Richland	8:30 a.m.	All
June 18	PNWA Monthly Membership Meeting	Zoom	2 p.m.	
June 19	Prosser Chamber Board Meeting	Prosser Chamber, 1230 Bennett Ave., Prosser	7:30 a.m.	Lori
June 19	Juneteenth – Office Closed			
June 24	M-84 Marine Highway Workshop	Mountain Timber Lodge, Kalama	8 a.m.	Roy, Staff
June 25	Visit Tri-Cities Board Meeting	7130 W. Grandridge Blvd., Kennewick	7:30 a.m.	Scott
June 25	Tri-City Regional Chamber of Commerce Monthly Membership Luncheon	Red Lion Pasco	11:30 a.m. – 1 p.m.	Roy, Staff
June 25	Port of Pasco Tenant Appreciation BBQ	1404 E. Ainsworth, Big Pasco	12 p.m.	Roy, Staff
June 25-26	WPPA Finance & Administration Seminar			Staff
June 27	Cool Desert Nights	Uptown Shopping Center, Info Booth		Roy
July 1	Prosser Chamber Monthly Luncheon		12 p.m.	Lori
July 2	Commissioner Stevens 1:1	Zoom	9 a.m.	Lori
July 2	Commissioner Keck 1:1	Port	10 a.m.	Roy



July 2	Prosser EDA Board Meeting	236 Port Ave.	5:30 p.m.	Lori
July 4	4 <sup>th</sup> of July Holiday – Office Closed			
July 7	Benton City Chamber Monthly Luncheon	Palm Tavern	12 p.m.	
July 9	Port of Benton Commission Meeting	Port	8:30 a.m.	All